

Greater Hilltop Plan Amendment

Greater Hilltop Area Commission Update

March 2, 2010

Planning Process

- Data Analysis - Preliminary Outreach
- Issues/Priorities Identification (Workshop 1)
- Visioning & Plan Development (Workshop 2)
- Plan Finalization (Open House)
- Plan adoption

Priorities & Issues

- General Business Development
 - Broad Street
- Appearance of Area in General
 - Sullivant
 - Broad
- Environmental Resources/Open Space
- Residential Development

Public Workshop #2 Results – Survey Responses

- Draft Text Surveys – SEE Handout
- Draft Development Opportunity Site Concepts – SEE Handout

The screenshot displays the City of Columbus official website. The header includes the city logo, name, and navigation links for Elected Officials, City Government, Residents, Business, and Visitors. A search bar is located in the top right. The main content area features a sidebar with a list of city departments and a central section for the 'Hilltop Plan Amendment DRAFT Text Recommendations Survey'. The survey text explains the purpose of the draft recommendations and provides instructions for users. A dropdown menu is visible at the bottom of the survey section, and a small aerial map of the Hilltop area is shown on the right.

City of Columbus
Official Website for the City of Columbus, Ohio

Keywords: Search

Elected Officials City Government Residents Business **Visitors**

Events Stay Here Dine Here Shop Here Get Here Around Town

CITY DEPARTMENTS

- Civil Service Commission
- Community Relations Commission
- Department of Development
- Equal Business Opportunity
- Finance and Management
- Health Department
- Human Resources
- Office of Education
- Public Safety
- Public Service
- Public Utilities
- Recreation & Parks
- Technology
- Treasurer's Office
- Parking Violation Bureau
- Veteran's Affairs

**Hilltop Plan Amendment
DRAFT Text Recommendations Survey**

Directions: The following are the draft Hilltop Plan Amendment recommendations for land use and urban design. Please indicate if you agree with the recommendation and add any comments you may have. Please take the time to answer the questions that are of most interest to you, you are not required to answer all the questions. The survey takes about 10 minutes to complete.

Recommendation A1:
Broad St (from Whitehouse Ave. west to railroad underpass),
Neighborhood-scale mixed use (retail, office, multi-family) is
recommended. The intersections of Broad St and Westgate Ave,
Broad St and Powell Ave, and Broad St and Wheatland Ave may
serve as mixed use redevelopment opportunities.

I Choose this recommendation.

Greater Hilltop
Plan Amendment
Future Land Use DRAFT Plan

Key Recommendations

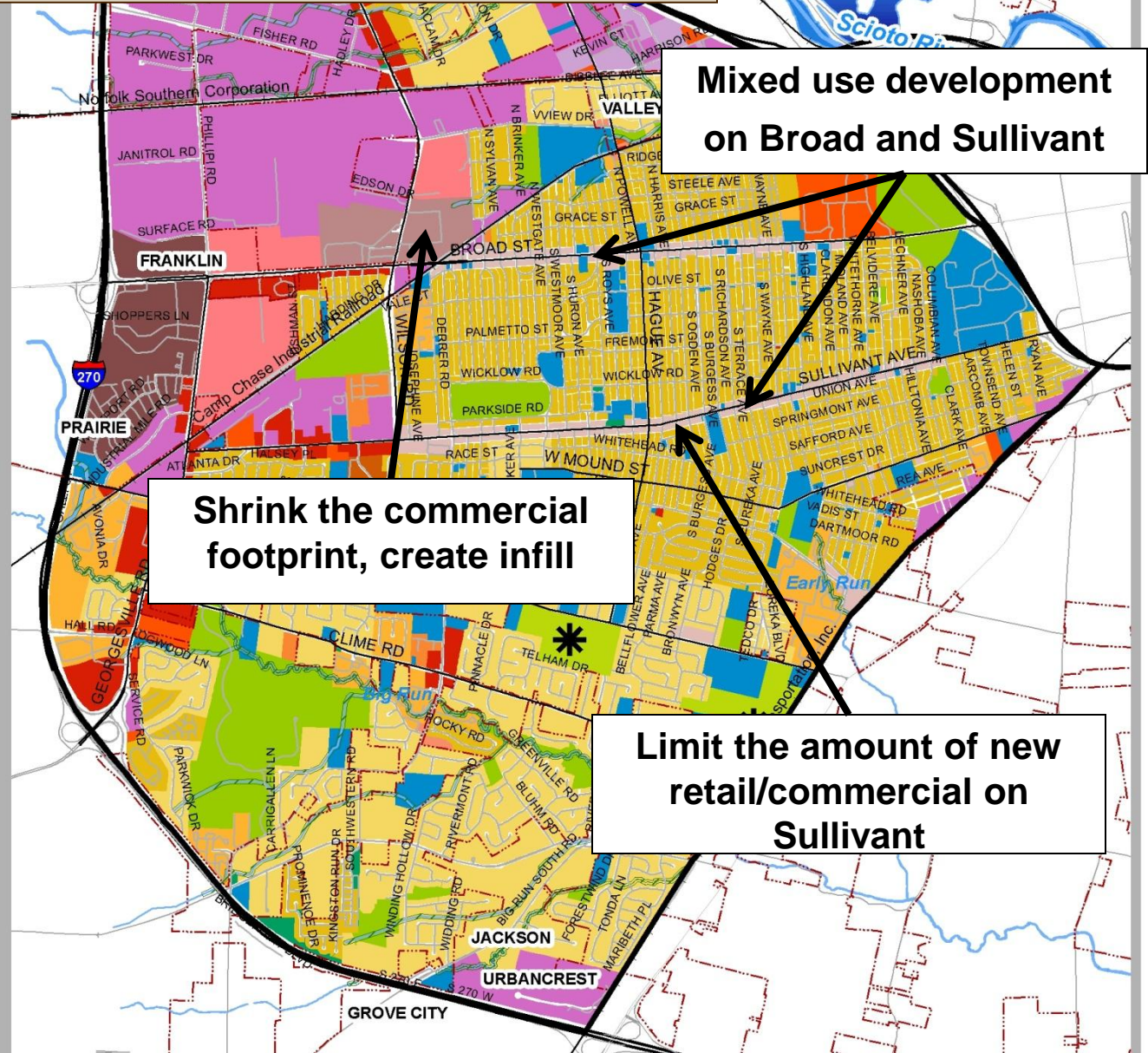


* See Land Use Plan text for additional recommendations

January 2010



0 0.2 0.4 0.8 Miles



**Greater Hilltop
Plan Amendment
Future Land Use DRAFT Plan**

-  Low-Medium Density
-  Medium Density Mixed Residential
-  Medium-High Density Mixed Residential
-  High Density Residential
-  Very High Density Residential
-  Mixed Use - Neighborhood
-  Mixed Use - Community
-  Mixed Use - Regional
-  Commercial (Neighborhood)
-  Commercial (Community)
-  Office
-  Employment Center
-  Warehouse Flex
-  Industrial (Light)
-  Institutional
-  Parks
-  Open Space
-  Agriculture
-  Utilities and Rail Roads
-  Stream Buffer
-  City Boundary

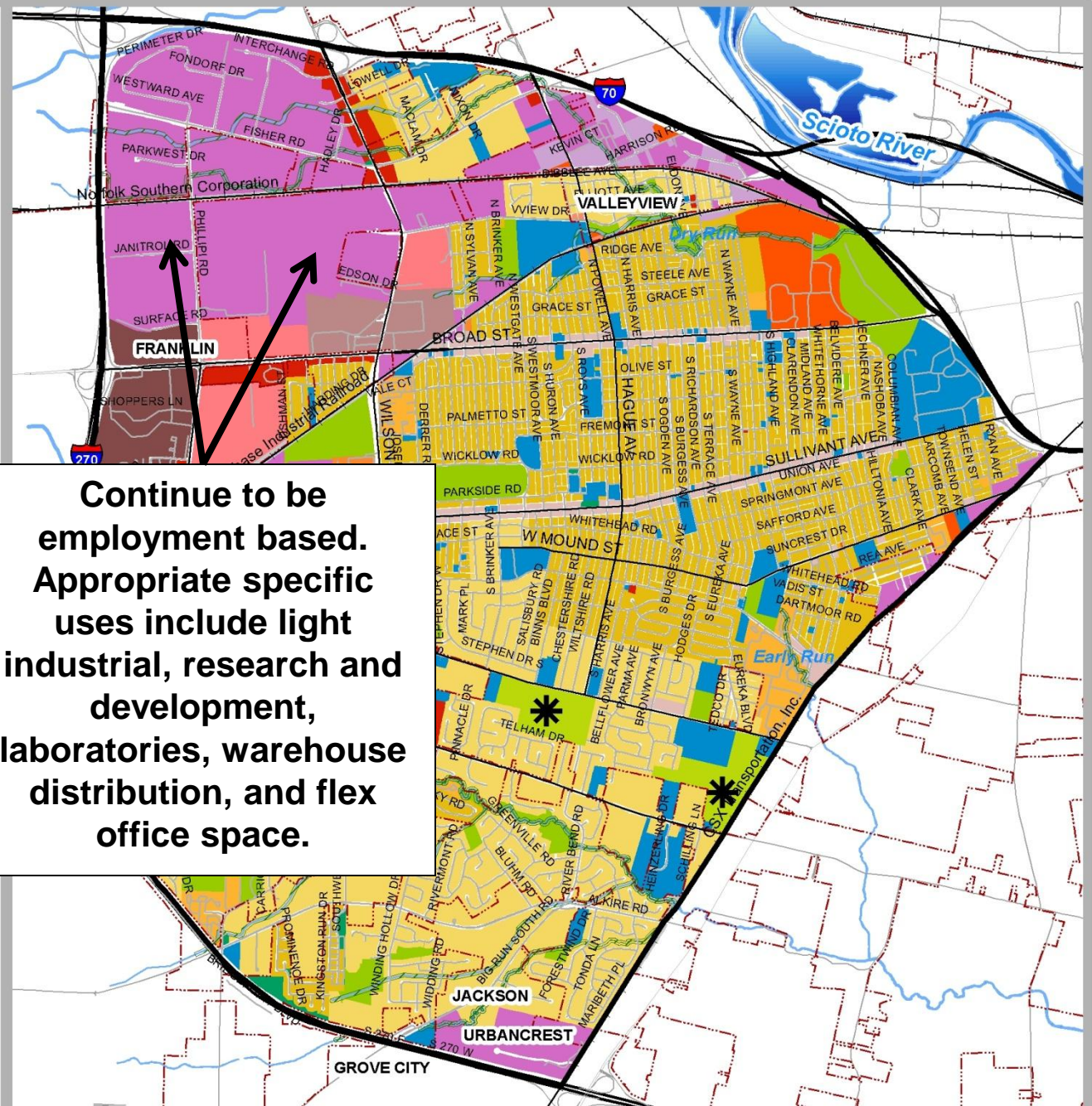
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**Continue to be
employment based.
Appropriate specific
uses include light
industrial, research and
development,
laboratories, warehouse
distribution, and flex
office space.**



**Greater Hilltop
Plan Amendment
Future Land Use DRAFT Plan**

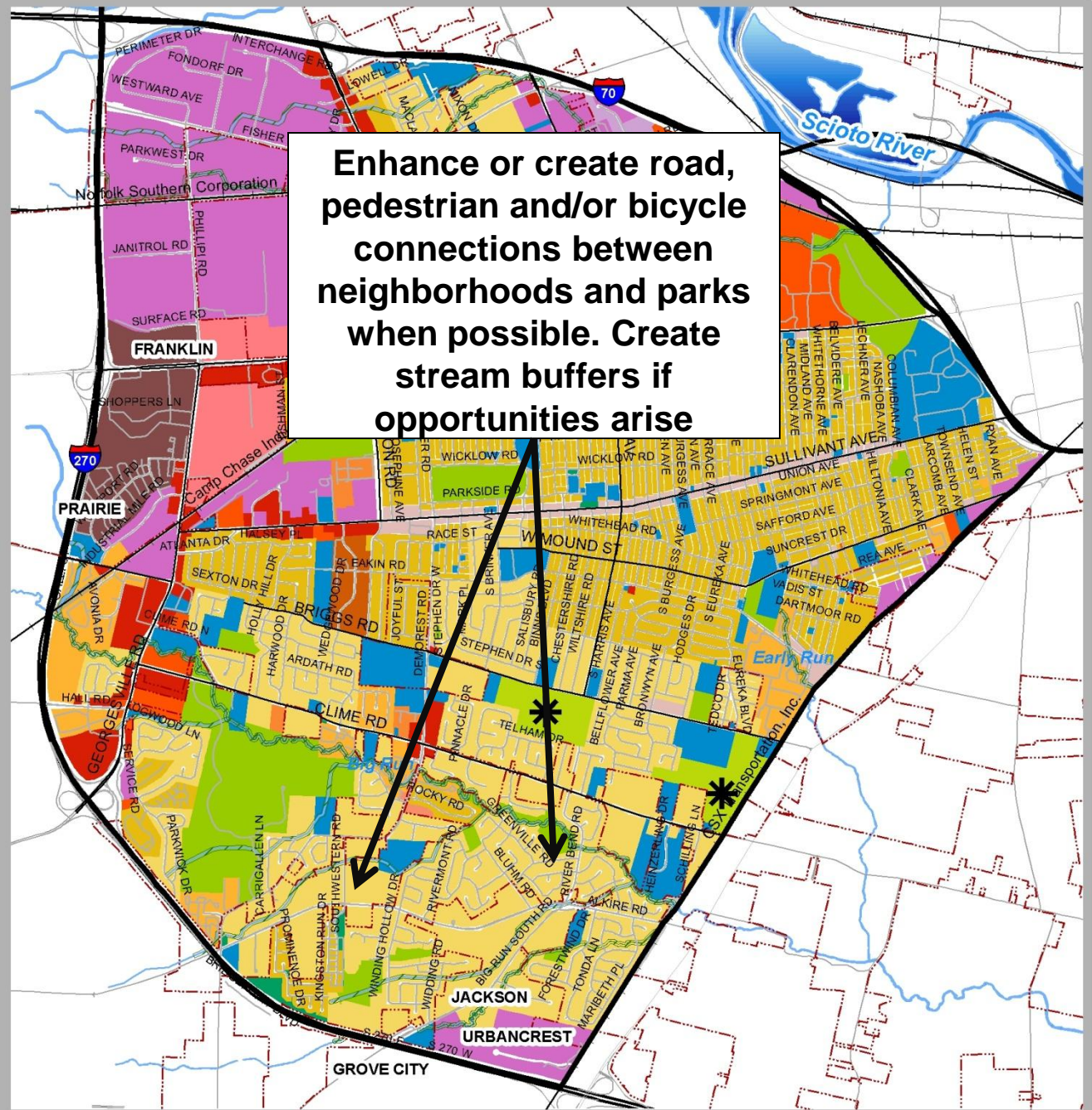


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January 2010



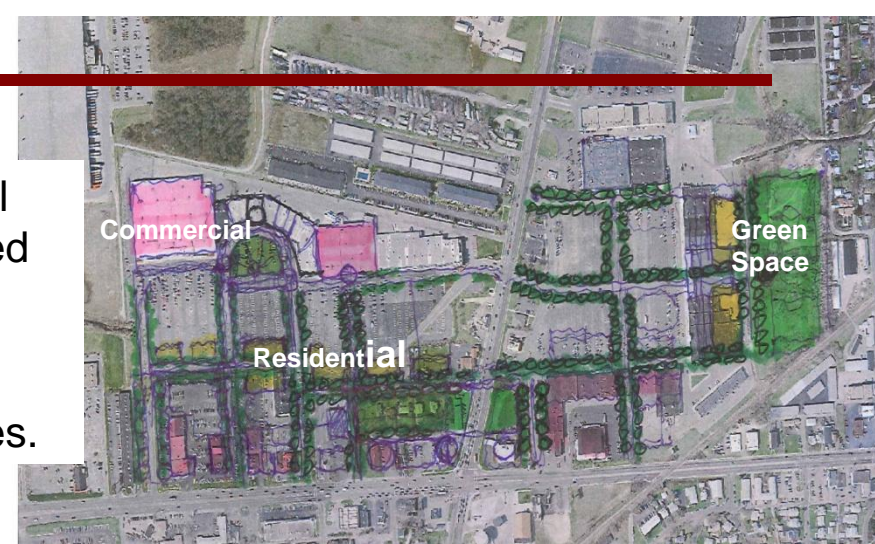
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Development Opportunity Sites

Great Western Shopping Center Area

- Community-scale (retail, office, or institutional uses that serve multiple neighborhoods) mixed use.
- Infill of additional retail, office, or multifamily.
- Consider development of small medical offices.



Northwest Corner – Powell/Broad

- Mixed use buildings, retail on the first floor, residential on the upper stories.
- Activate the street with entrances and balconies.
- Set back 10 - 15 feet to create wide sidewalks.
- Parking in the rear.

Concept 1A: NORTHWEST Corner - Powell & W Broad



Southwest Corner – Powell/Broad

- #1 preferred alternative: 1-story, traditional architecture.
- #2 preferred alt: 3-story, traditional, mixed use.
- Activate the street with entrances and balconies.
- Set back 10 - 15 feet to create wide sidewalks.
- Parking in the rear.

Concept 2E: SOUTHWEST Corner of Powell & W Broad



Concept 2D: SOUTHWEST Corner of Powell & W Broad



Open Space & Environment



- Ravine preservation with Low Impact Design techniques
- Alternative methods to manage stormwater should be considered (e.g. BMPs, such as bioswales, native landscaping, naturalized detention and retention basins)
- The amount of impervious surfaces should be minimized in order to reduce stormwater flow and rates, and to facilitate stormwater infiltration.
- Stream buffers should be established to protect stream corridors.
- Multifamily housing recommended for Broad and Sullivant
 - Density recommendations used as general guidelines
 - Each development judged on its own merits
 - Multifamily will allow for diversification of housing stock

Urban Design



- Housing developed on Broad and Sullivant as mixed use/multi-family should include front stoops, porches, primary building entrances fronting the street, balconies, small plazas to ensure they contribute to street life.
- New commercial development design guidelines
 - Pedestrian elements that activate the street - create a sense of place
 - Emphasis on landscaping
 - A consistent level of detailing and finish should be provided for all sides of a building

Urban Design



- Consider expanding Commercial Overlay on W. Broad Street
- Consider Urban Commercial Overlay (UCO) at key intersections on Sullivant
- Plan Amendment includes concepts from Highland West Vision Plan

Next Steps

- Develop Draft Plan Document
- **Public Open House: Draft Plan**
- Final Working Committee Endorsement
- Greater Hilltop Area Commission Endorsement
- Development Commission
- City Council

Website: <http://tinyurl.com/HilltopPlan>

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